WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110017063 DEEDWARR
Recvd: 03/23/11 12:02 2 pgs
Fees:13.00 Taxes:451.40
20110323-0022604

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $122,000.00.

Affiant

Subscribed and sworn to before me this 22 day of March, 2011

Notary Public
My Commission expires: 9-8-2013
(Affix Seal)

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Micah Duckworth Matthew Richard Wetmore	Pinnacle National Bank	150-11-0-051.00
3320 Towne Ridge Drive	150 3rd Ave South, Suite 900	
Antioch, TN 37013	Nashville, Tennessee 37201	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **M-Pulse Properties, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Micah R. Duckworth and Matthew Richard Wetmore, joint tenants with right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 116 on the plan of Towne Village of The Country, Section II, of record in Plat Book 5200, pages 176 and 177, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to M-Pulse Properties, LLC, from Fifth Third Mortgage Company, by deed on September 27, 2010, of record in Instrument Number 20101013-0081946, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2011 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 5200, pages 176 and 177 , Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5289, page 687; and Book 5456, page 511, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3320 Towne Ridge Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this March 22, 2011.

M-Pulse Properties, LLC

BY:
Brandon McDonald, Managing Member

STATE OF TENNESSEE

COUNTY OF Davidson

On this 22nd day of March, 2011, before me, appeared **Brandon McDonald,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the **Managing Member** of **M-Pulse Properties, LLC,** and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said **Brandon McDonald** acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 8/19/14

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY